



Mapping your future, together



Our Vision

To be a leading and trusted partner in land surveying and geomatics.

Our Mission

To deliver reliable and innovative services that empower our clients to build the future, ensuring the success of their projects through a commitment to integrity, quality, and sustainability.

Our Values

Integrity & Accountability

We build trust through honesty and responsibility, ensuring transparency and ethical conduct in every action.

Innovation

We embrace technology and evolve continuously to deliver solutions that meet today's needs and future challenges.

Teamwork

Collaboration is key. Together, we combine expertise and creativity to overcome challenges and succeed as a team.



“Started as a small team with a clear vision: delivering dependable and reliable surveying solutions.”

WHO WE ARE

With over 30 years of experience and offices across Malaysia, we serve both government agencies and the private sector, supporting development through reliable expertise and evolving technology.

We do more than measure land—we create pathways for future developments. From urban developments to national infrastructure, we approach every project, big or small, with care and professionalism.

Looking ahead, Ukur Tekun remains committed to delivering exceptional value, promoting sustainability, and advancing the future of modern surveying.

Year of Founding	Years of Experience
1994	>30
Projects Completed	Number of Employees
>6,500	>40
Clients Served	Licensed Land Surveyors
>550	>3

Tracing Our Footsteps: From Inception To Innovation

OFFICE EXPANSION

1994

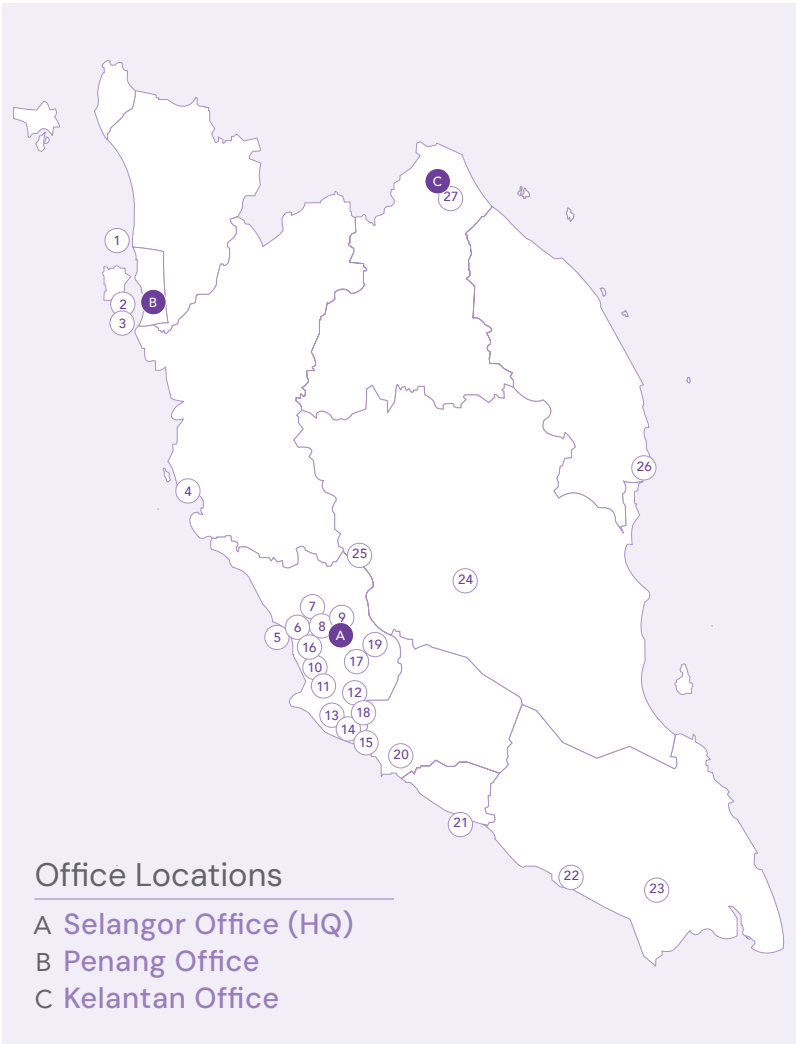
1998

2022

THE BEGINNING
Founded by LSr Teoh Teik Leong, Ukur Tekun opened its first office in the Klang Valley and was officially registered with the Land Surveyors Board of Malaysia.

EXPANSION TO NORTHERN MALAYSIA
Opened a branch in Penang to support the region’s growing infrastructure needs, attributed to the Northern Corridor Economic Region (NCER) development plan.

GROWING PRESENCE IN EAST COAST MALAYSIA
Established a branch in Kelantan to facilitate infrastructure and construction growth in the Eastern region of Peninsular Malaysia, in line with the East Coast Economic Region (ECER) initiative.



Project Highlights

- KEDAH DARUL AMAN

1 **MMC Engineering S/B:** Hydrographic Survey for land reclamation & jetty construction at Pulau Bunting
- PULAU PINANG

2 **Eco World Development Group Bhd:** Survey Work for residential development, e.g. Eco Terraces & Eco Bloom

3 **S P Setia Bhd:** Survey Work for residential and mixed development, e.g. Setia Tri-Angle, Setia Sky Ville & Setia Pinnacle
- PERAK DARUL RIDZUAN

4 **Swiss-Garden International S/B:** Topographical Survey, As-Built Survey & Underground Utility Mapping Survey—Damai Laut Resort
- SELANGOR DARUL EHSAN

5 **Jabatan Kerja Raya (JKR):** Topographical & Underground Utility Mapping Survey

6 **Scientex Bhd:** Survey Work for mixed development—Scientex Kundang Jaya, Bestari Jaya, Jenjarom, Rawang & Cheras

7 **MMC-Gamuda KVMRT (T) S/B:** Underground Utility Mapping Survey for MRT2

8 **Malaysia Airports Holdings Bhd:** Topographical & Underground Utility Mapping Survey—KLIA T1

9 **HCK Capital Group:** Survey Work for residential & mixed development—edusphere, edumetro, e.Sentral SmartCity, Hijjauan Broga & Lakecove Residences

10 **Setia Awan Holdings S/B:** Survey Work for mixed development, e.g. Astrum Shah Alam & Astrum Ampang

11 **Puncakdana S/B:** Survey Work for residential & mixed development, e.g. Dana 1 Commercial Centre, Myara Park & Daun Villa

12 **Shell Malaysia:** As-Built Survey, Setting Out & Underground Utility Mapping Survey

13 **Gamuda Bhd:** Final Title Survey & Strata Title Survey for mixed development—Quayside Plaza

14 **Sunsuria Bhd:** Survey Work for township development—Sunsuria City & Sunsuria Forum

15 **Hartalega Holdings Bhd:** Hydrographic Survey & Topographical Survey
- WILAYAH PERSEKUTUAN KUALA LUMPUR

16 **Arte Corp:** Survey Work for residential & mixed development—Arte Star, Arte Ampang, Arte Cheras, Arte Solaris & Arte Mont Kiara

17 **Sunway Group Bhd:** Survey Work for residential & mixed development, e.g. Sunway Velocity & Sunway Alishan

18 **Chin Hin Group Bhd:** Survey Work for residential & mixed development—Dawn KLCC & Solarvest Suites

19 **S P Setia Bhd:** Survey work for residential development—Setia Sky Seputeh
- NEGERI SEMBILAN DARUL KHUSUS

20 **OSK Holdings Bhd:** Survey Work for township development—Iringan Bayu Township
- MELAKA BANDARAYA BERSEJARAH

21 **Cnermax Engineering S/B:** Topographical Survey & Underground Utility Mapping Survey
- JOHOR DARUL TAKZIM

22 **SMHB S/B:** Topographical & Detail Survey

23 **Asia Baru Construction S/B:** Topographical & Setting Out Survey for dam water reticulation
- PAHANG DARUL MAKMUR:

24 **Fajarbaru Builder Group Bhd:** Topographical Survey for KTM railway track (Mentakab—Gua Musang)

25 **Royal Pahang Durian Resources S/B:** Topographical & Mapping Survey
- TERENGGANU DARUL IMAN

26 **Suria KLCC S/B:** Survey of mall leasing space—Mesra Mall
- KELANTAN DARUL NAIM

27 **Tuah Lebar Development S/B:** Survey Work for mixed development—Bandar Baru Tunjong

*Survey Work covers Topographical Survey, Underground Utility Mapping, Final Title Survey & Strata Title Survey

PROJECT MILESTONES

- CONTRIBUTED TO MALAYSIA'S TELECOMMUNICATION INFRASTRUCTURE**

 - Conducted strip survey for road and underground utility mapping survey for Maxis Berhad from Rawang to Taiping, spanning approximately 240km.
- KEY URBAN DEVELOPMENT MILESTONE**

 - Played a pivotal role in Klang Valley and Penang’s urbanisation, supporting township developments, high-rise developments and MRT/LRT expansion through advanced survey and mapping.
 - Leveraged cutting-edge technology to meet growing demand, ensuring faster timelines, greater accuracy, and efficiency.
- INTERNATIONAL CLIENT COLLABORATION**

 - Secured a major infrastructure survey contract with China Railway Construction Corporation (CRCC), marking our first international project in railway expansion.

TECHNOLOGICAL ADVANCEMENT

- NEW DEPTHS IN SURVEYING**

 - Expanded into underground utilities detection and mapping using advanced Ground Penetrating Radar (GPR) technology.
- EXPANDING INTO HYDROGRAPHIC SURVEY**

 - Introduced hydrographic surveying services, making Ukur Tekun a comprehensive provider in the surveying industry.
 - Conducted a hydrographic survey, mapping the coastal zones in Penang for a rail link extension from Butterworth Station to North Butterworth Container Terminal.
- ADVANCING INTO BUILDING INFORMATION MODELLING (BIM)**

 - Launched BIM services, becoming one of Malaysia’s few surveyors to integrate surveying with digital building life cycle management.
- EXPANDING HORIZONS: SHAPING MALAYSIA'S FUTURE**

 - With every project, we reinforce our dedication to innovation, sustainability, and regional growth, striving to build a resilient and forward-thinking Malaysia.

Clients We Have Worked With:



OUR SERVICES

We provide tailored land surveying and geomatics solutions across Malaysia, serving both government agencies and the private sector, including key industries such as property, infrastructure, telecommunications, energy, mining, and agriculture. Our expertise also extends to individual property owners, ensuring every project is grounded in accuracy and delivered with efficiency.

KEY SERVICES WE PROVIDE:

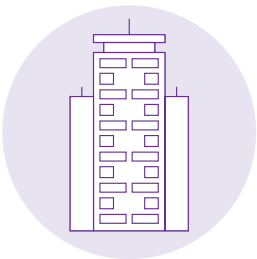
Land Development Consultation and Cadastral Survey



Underground Utilities Detection and Mapping / Subterranean Survey



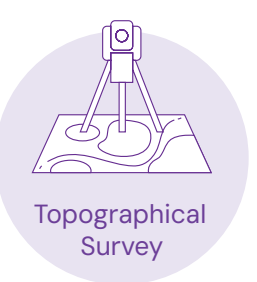
Strata Management and Strata Title Survey



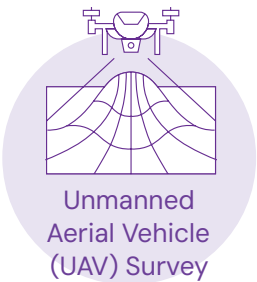
Hydrographic Survey



Engineering Survey



Topographical Survey



Unmanned Aerial Vehicle (UAV) Survey



3D Scanning Survey

Geospatial Services



Geographical Information System (GIS)



Building Information Modelling (BIM)

Land Development Consultation and Cadastral Survey



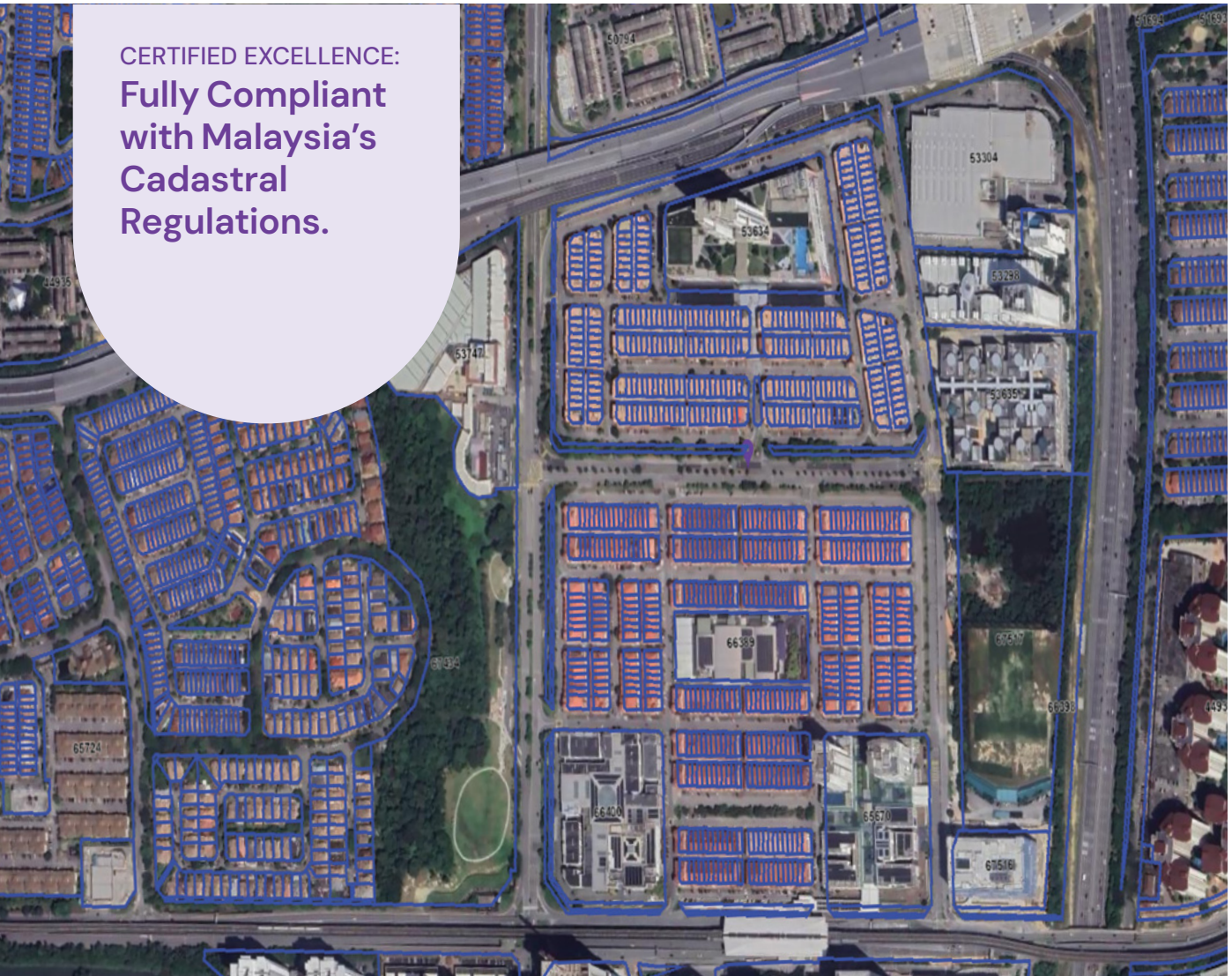
DEFINING BOUNDARIES AND ENSURING COMPLIANCE

Ukur Tekun's cadastral survey services accurately identify property boundaries and verify land titles, ensuring legal compliance with the National Land Code, the Licensed Land Surveyors Act, and relevant regulations stated by the Department of Survey and Mapping Malaysia (JUPEM).

Our expertise supports the projects ranging from individual lot subdivisions to major township developments, such as Iringan Bayu, Scientex and Sunsuria City townships.

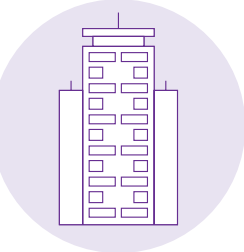
KEY SERVICES:

- **Subdivision Planning:**
Subdivide land into individual parcels.
- **Title Verification:**
Ensure smooth land registration at the Land Office.
- **Boundary Dispute Resolution:**
Provide accurate data to settle land boundary disputes.



CERTIFIED EXCELLENCE:
Fully Compliant
with Malaysia's
Cadastral
Regulations.

Strata Management and Strata Title Survey



ENABLING MULTI-UNIT OWNERSHIP

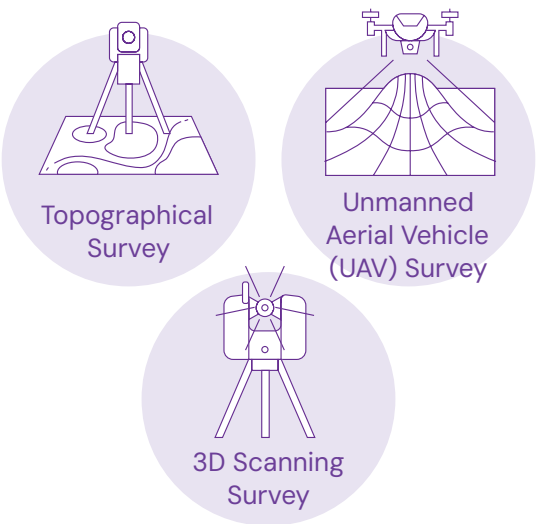
Ukur Tekun’s strata title survey services sub-divide buildings and land into individual parcels, supporting accurate ownership boundary parcels in strata developments for the issuance of strata titles.

Our expertise includes major mixed developments such as Sunway Velocity and Sunsuria Forum’s strata schemes.

Our strata title survey services comply with the National Land Code, Strata Title Act, Strata Management Act, and Survey Rules, and Regulations issued by JUPEM.

- KEY SERVICES:**
- **Parcel Boundaries Definition:**
Survey and demarcation of parcels, accessory parcels, and common property.
 - **Title Registration:**
Facilitate smooth registration of strata titles with the Land Office.
 - **Property Management:**
Support demarcation of common property boundaries.

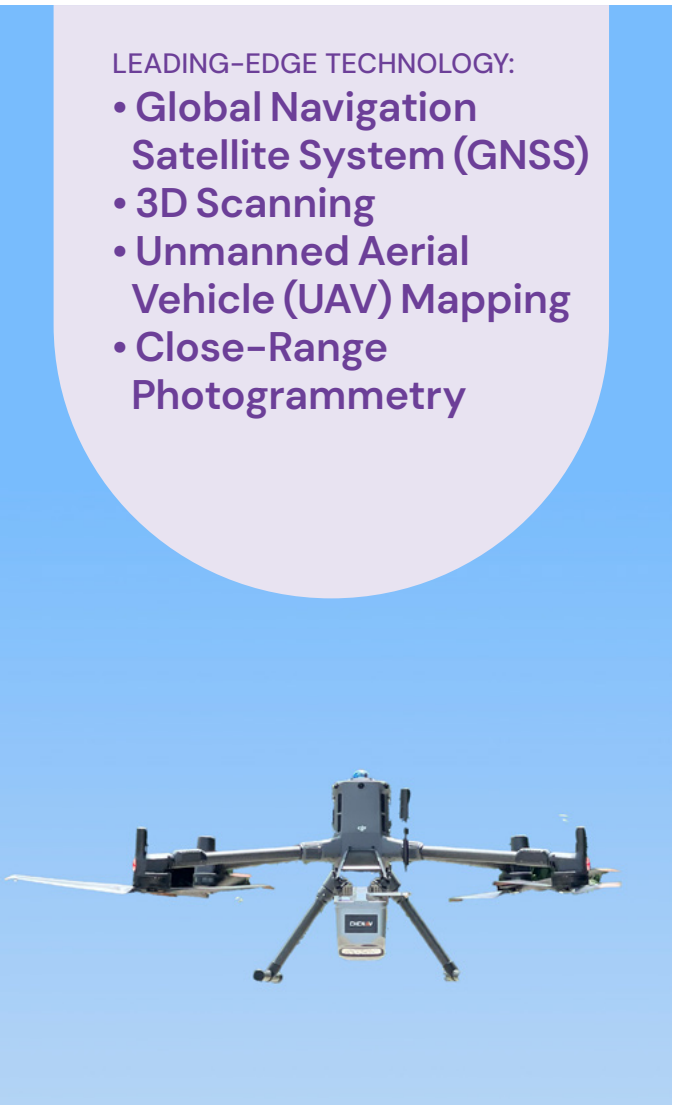
Engineering Survey



SHAPING DEVELOPMENTS WITH DATA-DRIVEN INFRASTRUCTURE SOLUTIONS

Ukur Tekun’s engineering survey services provide essential data for informed decision-making and project planning in infrastructure developments. This includes roads, bridges, railways, and buildings, ensuring that each stage meets specific engineering requirements.

- KEY SERVICES:**
- **Topographical Survey:**
Detailed mapping of a site that depicts both natural and man-made features, including their locations, sizes, heights, and elevation changes, to provide a 3D representation of the land’s surface.
 - **Demarcation Survey and Setting Out Survey:**
Setting out the exact position of a proposed structure within the legal boundaries of a plot of land.
 - **Deformation Monitoring:**
Systematic tracking of structural or land surface movement resulting from stress induced by applied loads.



Underground Utilities Detection and Mapping / Subterranean Survey



MAPPING HIDDEN INFRASTRUCTURE FOR SAFETY

Ukur Tekun locates, identifies, and maps underground utilities such as water and sewerage pipes, electrical lines, and communication cables to prevent damage, streamline workflows, and enhance operational safety. Our expertise supports compliance with regulatory requirements and protects existing underground assets.

- KEY SERVICES:
- Utility Detection:**
 Use specialised tools and technologies such as GPR, electromagnetic locators, and other techniques to identify subsurface pipes, cables, and infrastructure.

Hydrographic Survey



MAPPING HYDROLOGICAL FEATURES

Ukur Tekun provides hydrographic survey services for marine and coastal projects, offshore exploration, environmental monitoring, and navigation safety. Our services measure and map the physical features of water bodies, including depths, seabed characteristics, and surrounding land areas, to create nautical charts and support various marine activities. Our expertise ensures precise data collection for effective planning and management.

- KEY SERVICES:
- Bathymetric Survey:**
 Measure water depth and seabed contours.
 - Tidal Analysis:**
 Capture tidal movements and currents.



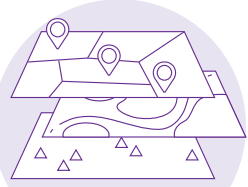
CERTIFIED EXPERTISE:
Competency Certificate in Underground Utility Detection and Mapping (CUUDM).



GLOBAL CERTIFICATION:
Hydrography Marine Technology Programme Category A by:

- International Federation of Surveyors (FIG)
- International Hydrographic Organization (IHO)
- International Cartographic Association (ICA)

Geospatial Services



Geographical Information System (GIS)



Building Information Modelling (BIM)

ENHANCING PROJECTS WITH INTEGRATED DIGITAL SOLUTIONS

Ukur Tekun offers geospatial services such as GIS and BIM services to enhance planning, design, and management of projects, ensuring clients stay ahead of industry trends through collaborative and bespoke solutions.

By utilising LiDAR technology, we further elevate our survey capabilities with 3D modelling, delivering cost-effective, accelerated, and highly precise results.

KEY SERVICES:

- **3D Modelling:**
Visualise projects digitally before construction.
- **Collaboration:**
Provide as-built data during the development phase.
- **Spatial Analysis:**
Make informed decisions with GIS data.



FUTURE-READY:
Solutions that Anticipate Trends and Drive Modern Construction and Urban Planning.



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